

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: AUGUST 19, 2009**

---

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GPA-32424 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GARNON LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.35 acres at 4201 West Charleston Boulevard (APN 162-06-510-004), Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****1****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****4****RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Backup Referenced from the 04-09-2009 Planning Commission Meeting Item 21

Motion made by LOIS TARKANIAN to Strike Items 70 and 71

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-STEVE WOLFSON, STEVEN D. ROSS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 70 and 71.

FRED GARCIA, property owner, explained that he would like to get a general repair license which is required in order for him to do minor repairs that would entail taking the engine apart.

Because of future plans to improve the Charleston Boulevard district, COUNCILWOMAN TARKANIAN stated that she does not support a zone change for that area. She acknowledged MR. GARCIA'S explanation that in order to do car repairs on the newer models, it is necessary

**CITY COUNCIL MEETING OF: AUGUST 19, 2009**

to tear the engine apart, which is considered a major repair. To address the situation, the Councilwoman suggested a revision to the Code and brought the matter to the attention of the Planning Department. Staff challenged that it is not necessary for the applicant to take the engine out, to which MR. GARCIA suggested they visit his business and witness the repair work.

MARGO WHEELER, Director of Planning and Development, clarified the uses allowed, then noted the auto repairs that are not permitted in C-1 (Limited Commercial). ASSISTANT CITY ATTORNEY BRYAN SCOTT affirmed that if the allowed uses permit taking the engine out, then it would be categorized as a minor repair. However, full engine or transmission replacements would be prohibited. Hearing so, COUNCILWOMAN TARKIANIAN stated that the applicant's request would not require a zone change.

MS. WHEELER verified that neither the general plan amendment nor the special use permit would be required and both applications could be stricken. COUNCILWOMAN TARKANIAN asked that a copy of the allowable uses for minor repair be provided to the applicant.

MAYOR GOODMAN declared the Public Hearing closed for Items 70 and 71.

